CITY COUNCIL REPORT



MEETING DATE: December 12, 2005

ITEM No. 15



SUBJECT

Horseman Park Estates - 22-PP-2004

REQUEST

Request Final Plat approval for eight single-family on a 2.9+/- acre parcel.

Key Items for Consideration:

- 8 lots on 2.9 acres
- Access to existing streets in an adjacent subdivision
- Site located in Lower Desert Landform of ESL

OWNER

Monogram Development Services 480-513-9600

APPLICANT CONTACT

Russ Herman

Monogram Development Services

480-513-9600

LOCATION

East of the Northeast corner of 98th Street & McDowell Mountain Ranch Road

BACKGROUND Zo

Zoning.

The site is zoned Single Family Residential District, Environment Sensitive Lands Planned Community Development (R1-5 ESL PCD). The R1-5 zoning district allows for 4,700 square-foot lots or larger. The ESL zoning purpose is to preserve the natural environmental features of a property. The PCD zoning is part of the Horseman's Park East zoning designation, intended to create a master plan for development of the area. The site was rezoned with case 10-ZN-2003 approved July 7, 2003.

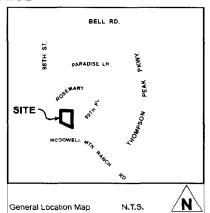
Context.

The property to the north, east and west is zoned Single Family Residential District Environment Sensitive Lands Planned Community Development (R1-5 ESL PCD) and is developed with a subdivision. To the south is unimproved property planned and zoned for residential development and pending rezoning for commercial office development.

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

The purpose of the request is to develop an eight-lot single-family residential subdivision. The natural wash that crosses the site will be preserved as Natural Area Open Space (NAOS). The street network consists of one cul-de-sac street for all eight lots. The proposed street connects to the existing 98th Way at the northwest corner of the site.



Development Information.

Existing Use: Unimproved Parcel Size: 2.9 gross acres

Number of Lots: 8

Natural Area Open Space:

Required: 0.73 acresProvided: 0.81 acresRevege: 0.98 acres

Building Height Allowed: 24-feet measured from natural grade

IMPACT ANALYSIS

Traffic.

A new cul-de-sac will be constructed to serve the proposed lots. The property has access to community-serving streets through the adjacent subdivision to 96th Street west of this site, which is designated as a Major Collector and connects Bell Road and McDowell Mountain Road. Bell Road is a Major Arterial with a signal at 96th Street. McDowell Mountain Road is designated as a Minor Arterial and provides access to Thompson Peak Parkway.

Airport Vicinity.

This site is within proximity of the Scottsdale Airport. The zoning for this property requires the developer to provide notice to prospective buyers regarding the closest distance from the buyer's lot to the midpoint of the Scottsdale Airport runway.

Water/Sewer.

Water and sewer services are required to be installed with this development by the developer.

Fire.

The City's fire staff has reviewed the proposed lotting plan and the proposal conforms to the safety requirements.

Schools.

The Scottsdale Unified School District has been notified of this application. This eight-lot subdivision is anticipated to generate four new students in elementary, middle, and high school. The School District has planned for and existing school capacity is adequate to accommodate these students.

Open space/Trails.

The wash on this site will be used for Natural Area Open Space and drainage purposes.

The Old Verde Canal is proposed as a trail extending along its length of the properties that abut to it. The properties to the west and east have dedicated trail easements over the Old Verde Canal. This development will provide a trail easement connection along the north side of the Old Verde Canal to provide a continuous and uninterrupted trail alignment.

OTHER BOARDS AND

Development Review Board

COMMISSIONS

The Development Review Board heard this case on January 27, 2005, and

approved the preliminary plat, 5-0.

STAFF

Recommended Approach:

RECOMMENDATION

Staff recommends approval

RESPONSIBLE DEPT(S)

Planning and Development Services Department

Current Planning Services

STAFF CONTACT(S)

Kira Wauwie, AICP Randy Grant

Project Coordination Manager

Chief Planning Officer

480-312-7061

480-312-7995

E-mail: kwauwie@ScottsdaleAZ.gov

E-mail: rgrant@ScottsdaleAZ.gov

Peter Deeley

Planning Coordination Manager

480-312-2554

E-mail deeley@ScottsdaleAZ.gov

APPROVED BY

Randy Grant

Chief Planning Officer

Frank Gray

Date

General Manager Planning and Development Services

Deputy City Manager

ATTACHMENTS

Aerial Map 1.

2. Final Plat

3. Preliminary Plat

4. Development Review Board Staff Report

5. Development Review Board Minutes

22-PP-2004

Horseman's Park Estates

ATTACHMENT #1

STATE OF ARIZONA DEDICATION

COUNTY OF MARICOPA SS.

KNOW ALL JEN BY THESE PRESENTS. NORTH SCOTTSDALE HORSEMANS PARK LIMITED PARTNERSHE JEN. AN REZONAL JUNIER THE NAME OF "FORSEMAN'S PARK JI" A PLANNED RESIDENTAL DEVELOPMENT LOCATED WHITH A POPTION OF THE MORTHEST OLUMETE OF THE SOUTHWEST ARROWS. AS SHOWN PLATTED HEREON AND JERSEY PUBLISHES "HIS PALA" SAND PRANTE HEREON AND JERSEY PUBLISHES "HIS PALA" SAND PLATE HEREON SAND FROM STEED FROM THE LOCATION AND GIVES THE DIRENSONS OF THE LOTS. STREETS.

THROUS, CASTRAINS, AND PROVIDE ACCESS WAYS CONSTITUTION SAME, AND THAT IS SAND THAT THE CASTRAINS AND THAT THE SAND THAT THE PALA PLATES SANDWIN SAND SAND PLATE HEREON SAND THAT THE PALAPORES SANDWIN SAND PLATE PALAPORES SANDWIN

98TH PLACE IS HEREBY DEDICATED TO THE CITY FOR PUBLIC ROADWAY PURPOSES.

AN EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT (E S V A E.) IS HEREBY DEDICATED TO THE CITY OVER TRACT "A" $^{\circ}$

A WATER LINE EASEMENT (WILE) IS HEREBY DEDICATED TO THE CITY OVER TRACT "A" (98TH PLACE).

A SEMER LINE EASEMENT (SILE.) IS HEREBY DEDICATED TO THE CITY OVER TRACT "A" (9BTH PLACE)

A PUBLIC UTULTY EASEMENT (PUE) YOR THE PURPOSES OF INSTALLATION, DANNIFORMANCE, REPURA, RELOVATION AND ACCESS IS HEREBY BEDICATION AND ACCESS IS HEREBY A FUND AND ACCESS IS A PUBLIC UTULTY EASEMENT, OF THE PLAN TO PROVIDE PUBLIC UTULTIES. AN EMERGENCY AND SERVICE VEHICLE ACCESS EASEMENT (F.S.V.A.F.). AND SEWER LINE EASEMENT (S.L.E.), IS HEREBY DEDICATED TO THE CITY OVER TRACT. "E"

A NATURAL AREA OPEN SPACE (N.A.O.S.) EASEMENT IS HEREBY DEDICATED TO THE CITY OVER TRACIS "B", "C", "D", & "F".

DRAINAGE EASEMENTS (D.E.) ARE HEREBY DEDICATED TO THE CITY OVER TRACTS "B" "D", "F", 'G' "I" & "J".

A PRIVATE LANDSCAPE EASEMENT IS HEREBY DEDICATED ON LOT 5 AS SHOWN. A SIGN EASEMENT (S.E.) IS HEREBY DEDICATED TO THE CITY OVER TRACT H.

OWNER WARANIS AND REPRESSITS TO THE CITY OF SCOTTSOLE TO BE THE SOLE OWNER OF THE FEMPETY COVERED HERBEY AND I HAT NAY MOMECOWERS SESSIONATION, LENGER TEASURGHT HOUSER OF OTHER PERSON OF ENITY PAYME ANY INTEREST IN SAID POPETRY HAS CONSENED TO AND JONED IN THIS PAIN, ANY EMPETS IN SAID POPETRY HAS CONSENED TO AND JONED IN THIS PAIN CAPT CONTROL OF SCHOOL OF WHAT OWNER MILL RECORDED WITH THE MARICHA COUNTY RECORDER SOFTED OR WHAT OWNER MILL RECORDE, NOT LATER THAN THE DATE ON WHICH THE PAIN I SECONDED.

IN WINESS WHEREOF, MONOGRAM DEVELOPMENT SERVICES, AM ARIZONA COMPINIY AS OWNER, HAS HEREUNDER CAUSED IT'S NAME TO BE AFTISED BY THE SUMATURE OF DON ALLISON ITS VICE PRESIDENT, THEREUNTO DULY AUTHORIZED

DAY OF 2005

ACKNOWLEDGMENT

COUNTY OF MARICOPA

MY COMMISION EXPIRES

HORSEMAN'S PARK II

化二甲炔 人名英西班牙 Leben Britisher States

98TH STREET

MIRASOL CIRCLE

ROSEMARY LANE

RATIFICATION AND APPROVAL OF PLAT

COUNTY OF MARICOPA STATE OF ARIZONA SS.

KNOW ALL MAY 27 THESE PRESENTS.

THAT HORSELMANS PARK HIVE OWNEES ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION, AND ARIZONA NON-PROFIT CORPORATION, ANTI-RES, ARIZONA, RECA, PROPERTY WHICH HAS BEEN PAITED, HERBEN THE FEATURES, AND APPROVISES THE FEATURES.

PROFISEMAN'S PARK HI AND EMERY DEDICATION MORE SPECIFICALLY SET FORTH
LENGTH, MANUS PARK HI AND EMERY DEDICATION MORE SPECIFICALLY SET FORTH-

IN WITNESS WHEREOF:

HORSEMAN'S PARK HOME OWNERS ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION.

ВΥ IS.

ACKNOWLEDGMENT STATE OF ARIZONA

COUNTY OF MARICOPA) SS.

OAY
HORSHAN'S PARK HOME OMNERS ASSOCIATION, AN ARIZONA NON-PROFIT
CORPORATION, FOR AND BEHALF THEREOF.

NOTARY PUBLIC

MY COMMISION EXPIRES:

MAYOR

CITY CLERK

I HEREBY CERTIFY THAT THIS PLAT SUBSTANTIALLY CONFORMS TO THE APPROVED PRELIMINARY PLAT.

PROJECT COORDINATOR

DATE.

I HEREBY CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLED WITH

- THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EXTERIOR PERIMETER WALLS.
- 2 HIS PLAT LES WITH QUOS PROMITY TO THE SCOTTSDALE APPORT (THE "APPORT"), WHO IS LOCATED BETWEEN FRANCISCULOR WHICH EQUILLAND ON THE SOUTH JAM REGULOR DATE OF THE SOUTH JAM REGULOR DATE OF THE SOUTH JAM REGULOR DATE APPORT IN A CENTRAL ANATON SELECTOROM SENDER JAMES APPORT FOR THE SOUTH JAMES AND SELECTOROM SENDER JAMES AIPORT FOR THE SOUTH JAMES AND SELECTOR SELECTOR THE SOUTH JAMES AND SELECTOR SELECTOR
- 4 KAND DESIGNATED AS NATURAL AREA OPER SPACE (MAGS)
 SHALL BE PREMAMENTY MANUNARD AS ANTIRAN DESIRY
 SPACE PURSUANT 10 THE CITY OF SCOTTSSALE'S
 ENVRONMENTALLY SENSITIVE KAND SOMMANCE, DESIGNATED
 NAOS AREA SHALL NOT BE ACCEPTED FOR THE MINITENANCE,
 OR PROFERETY OWNERSHIP BY THE CITY OF SCOTTSSALE'S
 CITY CONNOIL BETORE ANY WIPROVENTIES ACCEPTED, IT
 SHALL MEET CITY SHADARDS, FALURE TO MAINTAIN THE
 DESIGNATED WOOS AREAS GOOLD RESULT IN A CONK ACTION
 SOCKHISTICATE COM WIND MAKENCE AND TRESERVATION.
- SIGHT DISTANCE EASEMENTS SHALL BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY DISTRUCTIONS BETWEEN 2 FEET AND 7 FEET AS DETERMINED BY THE CITY SCOTTSDALE.
- 6 ALL DRANACE AND FLOOD CONTROL EASEMENTS SHALL BE DEDICATED TO THE CITY OF SCOTTSDAKE MINH MANIFEMENT RESPONSIBILITY FOR DRANACE FACULTIES AND DETENTION BASINS TO BE THAT OF THE PROPERTY OWNER AND/OR HOMEOWNERS ASSOCIATION.

MCDOWELL MOUNTAIN RANCH ROAD

VICINITY MAP

A PORTION OF COVERNMENT LAND OFFICE LOT 35, SECTION 5, TOWNSHIP 3 NORTH, RANGE S LAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MERICIPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

- 3. EACH LOT CONTAINS A MAXIMUM BRUIDING CONSTRUCTION ENVELOPE APPROACH BY THE CITY OF SCOTTSAIL'S DEVELOPMENT REVEW BOARD. THE BRUIDING ENVELOPE EXHIBIT IS ON FILE AT THE CITY OF SCOTTSAILE. NO ENVELOPE ENVELOPE ENVELOPE.

THENCE SOUTH 62 DEGREES 55 MINUTES 24 SECONDS EAST, TO A POINT ON THE EAST LINE OF SAID LOT 35. A DISTANCE OF 371.93 FEET;

THENCE ALONG THE WEST LINE OF SAID LOT 35, SOUTH OD DEGREES 18 MINUTES 52 SECONDS EAST, A DISTANCE OF 302 52 FEET, THENCE ALONG THE NORTH LINE OF SAID LOT 35, NORTH 89 DEGREES 50 MINUTES 43 SECONDS WEST, A DISTANCE OF 330,13 FEET: COMMENCING AT A POINT AT THE NORTHEAST CORNER OF SAID LOT 35, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID LOT 35, NORTH OD DEGREES 19 MINUTES 43 SECONDS WEST, A DISTANCE OF 470.93 FEET, TO THE TRUE POINT OF BECANNING.

CERTIFICATION.

THIS IS TO GENIEY THAT (1) THE SURVEY AND PLAT OF THE PREMISES DESCRIBED AND PLATIED HERM, WERE ANDER WORD TO PLATE AND PLATED THE AND PLATED THE WORTH OF THE MONTH OF THE

CONTAINING 127682.73 SQ. FT OR 2.93 ACRES MORE OF LESS. EXCEPT ALL COAL, OIL, GAS AND MINERAL DEPOSITS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

THIS PLAT IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY

RLS. # 16529 REGISTERED LAND SURVEYOR

NOTE: PLAT IS BASED ON A RECORD OF SURVEY FILED IN BOOK 777, PAGE 7, MARICOPA COUNTY RECORDER



TOTAL NUMBER OF LOTS = 8 ZONING = R1-5GROSS ACREAGE = 2.93 ACRES

SCALE DATE

NTS

CHECKED



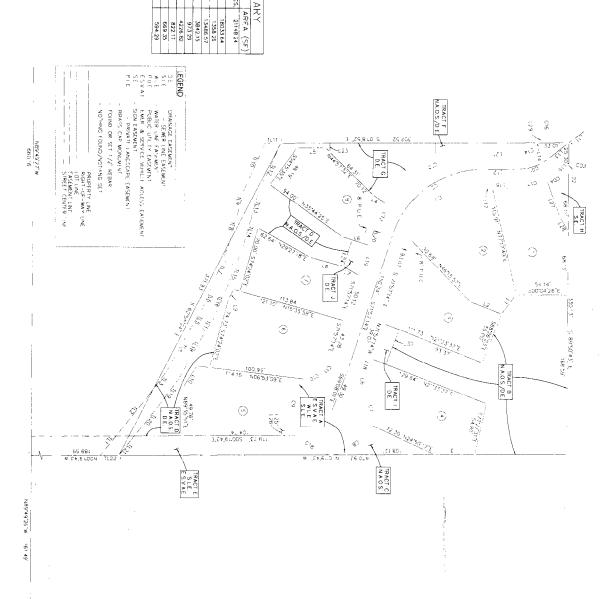
HORSEMAN'S PARK II



10/06/2005 DESIGN: Į, SHELLING P1 OF 3

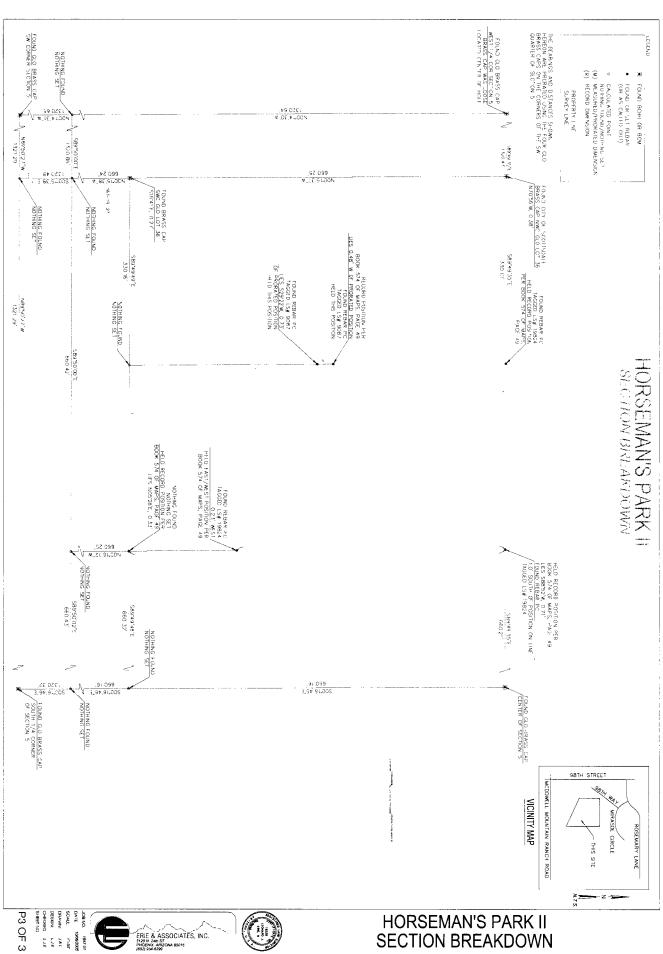
HORSEMAN'S PARK II FINAL PLAT

_																																																
014	C13	C12	C11	C10	9	8	07	6	50	04	23	2	10	CURVE			130	129	L28	L27	126	125	L24	123	L 22	121	L20	L19	118	L17	Lie	-15	L14	L13	L12	Ξ	-10	-61	8	L7	5	5	4	G	12	5	LINE	
27.74	121 69	2819	19.09	17.11	66.78	56.18	38.76	17.19	99.92	15.10	23.56	124.91	35.73	LENGTH	CURVE		39 00	9.70	17.37	40.09	5 00	3.31	29.63	913	294	34.77	1929	33.76	16.09	9.76	25.01	12 27	151	27.76	34.77	22.30'	29.31	11.67	36.60	19 20'	29.65	30.66	17.03	42.67	35.05	25.78	DISTANCE	LINE TA
35.00	120.00	120,00	20.00	45 00	45.00	45 00	45.00	20.00	80.00	75.00	15.00	100.00	55 00	RADIUS	E TABL		N68'26'23"W	N37'36'42"W	S58'57'39"W	\$70.29.50.M	4,00,00,06N	N00'19'43"W	N71.57.14.W	N89'43'42"W	N37'36'42"W	500'23'18"E	571.57,14 <u>.</u> E	571.57.14.E	571'57'14"E	500.53,18,E	500"23"10"E	N37'36'42"W	N37'36'42"W	N37'36'42'W	500'23'18'E	N37'36'42"W	\$57'41'43'E	S64.45.00.E	N15'35'58"E	N30'27'31'E	N18'02'46"E	S00'18'52"E	N35'44'25"E	S00'19'43"E	N21'33'37"E	353'05'06"E	BEARING	TABLE
77	58.	13.2	54.	21.4	851	71.3	497	497	71.3	11:3	900	71.3	37"	Ą	П	!	L	_			_	_1			_	_;		:				1	_	_									Ľ		Ľ		۵,	
"AC'S 1175	58.6.16.	13'27'40"	54.41.9	21.47.5"	851'29"	71.31,20,	49"20"55"	4975'14"	71'33'56"	11'32'01"	00.00.00	71'33'56"	3773'24"	ANGLE		İ								TL22	TL21	TL 20	11.19	티	12.7	īL16	<u>-!</u>	₽	T.13	TL12	₫	10	112	126	7,	16	11.5	4	Ľ	2	₫	E NE		Ŧ
,	m		C	B	,	Ţ.	TRAC]		0		7 0	U	4	C4 N	,	FO1		S)		13.07	19.37	22.16.	45.46	34.48	52.43	24.15	30 14	20 65	29 76	26.13	59 71.	5 45	54 17	27 25.	28 91,	50.09	28.78	23.33'	51.83	33.24	45 09'	34.34	DISTANCE	LINE TA	TRAIL LAS
2 00	S.L.E., E.S.V.A.E.	N.A.O.S.	N A.O.S	N.A.O.S., D.E.	E.S.V.A.E., W.L.E.,	AVMUNOS SUBILIS	7	IRAC S	-		0/34.03	0733.05	6735.47	7827.32	8129.77	7754.80	78095	(SF)	TARLARCA-	SUMMARY	-	2	300 13 13 1	S0079'47'F	3.51.00.32.4	S51.36'48"F	\$53.56.04.F	S61'04'17"E	S58'30'44"E	S67'21'15'E	S68-51 5-3 F	574'30'43"	\$75°24'37"F	3,00,00,995	W.CS.81.UON	M200,00,99N	N75.24.37.W	N74-30'43"W	N68'51'53"₩	N67.21.15"#	N58'30'44"W	N61'04'17"W	N53'56'04"W	N51'36'48"W	W51.02,32,M	BEARING	TABLE	EASEMENT
7	V.A.E.	E.			E, SLE	0.000000		SUMM			_			1			1_	i				J																										









HORSEMAN'S PARK II PRELIMINARY PLAT

A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

APPLICANT/SUBDIVIDER WONDGRAM DEVILOPMENT 28801 N. SCOTTSDALE RO. #285 SCOTTSDALE, AZ 85255 ANN. SELL ROSE

HBR) 513-9600 HBR) 513-9602 (FAX)

SOTH STREET

ATRASOL CIRCLE

SURVEYOR

SECOND INC.

SEE NORTH 2011 STREET

STOR NORTH 2011 STREET

STOR LEW BESS FL. S.

PH. 685-854-6599 FAX. 682-954-6691

PH. 685-854-6599 FAX. 682-954-6691

ROPERTY OWNER

38) 513-9600 38) 513-9602 (FAX) NOGRAM DEVELOPMENT 881 N. SCOTTSDALE RO. \$285 OTTSDALE, AZ 85255

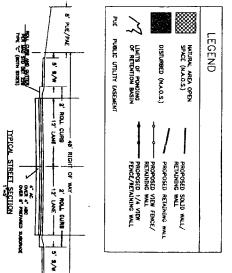
N.A.O.S. SUMMARY

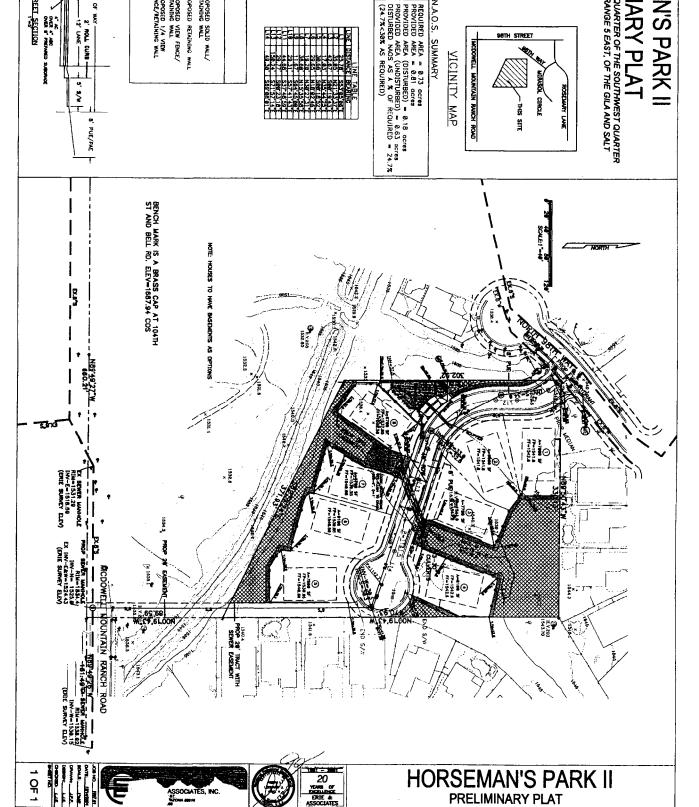
MCDOWELL MOUNTAIN RANCH ROAD VICINITY MAP

100 YEAR WATER SUPPLY
THIS SUBDIVISION HAS AN
TASSURED BY YEAR WATER
SUPPLY FOR THE ARIZONA
DEPARTMENT OF WATER RESOURCES. RVEYOR'S CERTIFICATION

BDVISION OF THE PREVISES OSCORIBED AND
INTER HEREOU WERE WORK MY
WITCH HEREON WERE WORK WORKEN IN
HAT SUMMENT IS COMPLETE AS \$40MM,
AT THAT SUMMENT IS COMPLETE AS \$40MM,
AT THAT SUMMENT AND LOT COMPLIES
WITM ACTIVALTY SETS TO WHILE BY
WESTATTLY SETS FOR WORKETTION OF
WESTATTLY SETS FOR WITH BY
WESTATTLY SETS FOR WORKETTION OF
WESTATTLY SETS FOR WORK

EONARD J. ERIE 11, R.L.S. NO. 16529





DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: January 27, 2005

ITEM No. 6

SUBJECT

Horseman Park Estates

REQUEST

Request Preliminary Plat approval for eight single-family on a 2.9+/- acre parcel.

22-PP-2004

Key Items for Consideration:

• 8 lots on 2.9 acres

• Access to existing streets in an adjacent subdivision

• Site located in Lower Desert Landform of ESL

OWNER

Monogram Development Services

480-513-9600

APPLICANT CONTACT

Russ Herman

Monogram Development Services

480-513-9600

LOCATION

East of the NEC of 98th St & McDowell Mountain Ranch Rd

BACKGROUND

Zoning.

The site is zoned Single Family Residential District, Environment Sensitive Lands Planned Community Development (R1-5 ESL PCD). The R1-5 zoning district allows for 4,700 square foot lots or larger. The ESL zoning purpose is to preserve the natural environmental features of a property. The PCD zoning is part of the Horseman's Park East zoning designation, intended to create a master plan for development of the area.

Context.

The property to the north, east and west is zoned Single Family Residential District Environment Sensitive Lands Planned Community Development (R1-5 ESL PCD) and is developed with a subdivision. To the south is unimproved property planned and zoned for residential development; and pending rezoning for commercial office development.

Applicant's Proposal Goal/Purpose of Request.

The purpose of the request is to develop an 8 lot single-family residential subdivision. The natural wash that crosses the site will be preserved as Natural Area Open Space (NAOS). The street network consists of one cul-de-sac street for all 8 lots. The proposed street connects to the existing 98th Way at the northwest corner of the site.

Development Information.

Existing Use:

Unimproved

Parcel Size:

2.9 gross acres

Number of Lots:

8

Natural Area Open Space:

Required: 0.73 acresProvided: 0.81 acresRevege: 0.98 acres

Building Height Allowed:

24-feet measured from natural grade

IMPACT ANALYSIS

Traffic.

A new cul-de-sac will be constructed to serve the proposed lots. The property has access to community serving streets through the adjacent subdivision to 96th Street west of this site, which is designated as a Major Collector and connects Bell Road and McDowell Mountain Road. Bell Road is a Major Arterial with a signal at 96th Street. McDowell Mountain Road is designated as a Minor Arterial and provides access to Thompson Peak Parkway.

Airport Vicinity.

This site is within proximity of the Scottsdale Airport. The zoning for this property requires the developer to provide notice to prospective buyers regarding the closest distance from the buyer's lot to the midpoint of the Scottsdale Airport runway.

Water/Sewer.

Water and sewer services are required to be installed with this development by the developer.

Fire.

The City's fire staff has reviewed the proposed lotting plan and the proposal conforms to the safety requirements.

Schools.

The Scottsdale Unified School District has been notified of this application. This 8-lot subdivision is anticipated to generate 4 new students in elementary, middle, and high school. The School District has planned and existing school capacity to accommodate these students.

Open space/Trails.

The wash on this site will be used for Natural Area Open Space and drainage purposes.

The Old Verde Canal is proposed as a trail extending along its length of the properties that abut to it. The properties to the west and east have dedicated trail easements over the Old Verde Canal. This development will provide a trail easement connection along the north side of the Old Verde Canal to provide a continuous and uninterrupted trail alignment.

Other Boards and Commissions.

The site was rezoned with case 10-ZN-2003 approved July 7, 2003.

STAFF

Recommended Approach:

RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE

Planning and Development Services Department

DEPT(S)

Current Planning Services

STAFF CONTACT(S)

Kira Wauwie

Project Coordination Manager

480-312-7061

E-mail: kwauwie@ScottsdaleAZ.gov

APPROVED BY

Kira Wauwie

Report Author

Randy Grant

Chief Planning Officer

Phone: 480-312-7995

E-mail: rgrant@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative

2. Context Aerial

2A. Close-Up Aerial

3. Zoning Map

4. Preliminary Plat/Site Plan

A. Fire Ordinance Requirements

B. Stipulations

C. Zoning Ordinance Requirements

COUNCILWOMAN DRAKE read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting.

MINUTES APPROVAL

January 13, 2005 DRB Minutes

VICE CHAIRMAN CORTEZ MADE A MOTION TO APPROVE THE JANUARY 13, 2005, MEETING MINUTES AS PRESENTED. SECOND BY MR. JONES.

THE MOTION PASSED BY A VOTE OF FIVE (5) TO ZERO (0).

CONTINUANCES

24-PP-2004

Offices @ Pinnacle Peak & Miller

Preliminary Plat

7655 E. Pinnacle Peak Rd

DFD Cornoyer Hedrick, Architect/Designer

Continued to a future date

COUNCILWOMAN DRAKE stated there are two items to be continued. Case 24-PP-2004 and 99-DR-2004 continued to a future date.

MR. JONES MOVED TO CONTINUE CASES 24-PP-2004 AND 99-DR-2004 TO A FUTURE DATE. SECOND BY VICE CHAIRMAN CORTEZ.

THE MOTION PASSED BY A VOTE OF FIVE (5) TO ZERO (0).

COUNCILWOMAN DRAKE stated case 109-DR-2004 has been moved from the consent to the regular agenda. Case 1-DR-2005 has been moved for the regular agenda to the consent agenda.

CONSENT AGENDA

5-DR-2003#3

Rug Gallery West

Site plan & elevations 14939 N Northsight BI

S K D Inc., Architect/Designer

22-PP-2004

Horseman Park Estates

Preliminary Plat

East of the NEC of 98th St. & McDowell

Mountain Rd

Techne Design, Architect/Designer

Scottsdale Development F January 27, 2005 w Board

23-PP-2004

Page 3

Rio Verde Estates

Preliminary Plat

13201 E. Rio Verde Dr

LVA Urban Design Studio LLC,

Architect/Designer

109-DR-2004

Paradise Valley Arsenic Removal Facility

Site plan and elevations

6212 N. Miller Rd

H & S International, Architect/Designer

(PULLED TO REGULAR AGENDA)

69-DR-2003#2

Bashas Shopping Center Parking lot shade canopies 8035 E. Indian School Rd Robert Kubicek Architects,

Architect/Designer

VICE CHAIRMAN CORTEZ MOVED TO APPROVE CASES 5-DR-2003#3, 22-PP-2004, WITH THE AMENDED STIPULATIONS. CASES 23-PP-2004, 69-DR-2003#2 AND 1-DR-2005 WITH THE AMENDED STIPULATIONS THAT STIPULATION 1A IS REVISED TO JANUARY 5 TO JANUARY 27 AND THE ARCHITECTURAL DESIGN STIPULATION REQUIRING THE COLORS TO RETURN TO THE BOARD BE STRUCK. SECOND BY MR. JONES.

THE MOTION PASSED BY A VOTE OF FIVE (5) TO ZERO (0).

REGULAR AGENDA

109-DR-2004

Paradise Valley Arsenic Removal Facility

Site plan and elevations

6212 N. Miller Rd

H & S International, Architect/Designer

MR. CURTIS presented this case as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

MR. JONES stated it appears the houses across the canal have a wall and appear lower on the site photos. Mr. Curtis replied the homes are slightly lower than the canal and there is a wall.